

## **CASCADE COUNTY PLANNING BOARD**

PLANNING STAFF: Report and Recommendations

REGARDING: Planning Board Public Hearing on August 15, 2017

SUBJECT: Subsequent Minor Subdivision Preliminary Plat, An Amended Plat of lot 4 of The Medical Tech Park Minor Subdivision, located in the SW 1/4 of SE 1/4 of Section 18, T. 20 N., R. 4 E., P.M.M. Cascade County, Montana.

PRESENTED BY: Alex Dachs, Senior Planner

### **GENERAL INFORMATION**

Applicants/Owners: NeighborWorks Great Falls and owners John Sheffels ETAL

Property Location: This proposed subdivision is lot 4 of the Medical Tech Park Subdivision, Parcel #1079560, Geo Code 3016-18-4-03-03 in the SW 1/4 SE 1/4, Section 18, Township 20 N., Range 4 E., P.M.M. Cascade County, Montana.

Existing Zoning: Urban Residential

Requested Action: Subdivision Review

Purpose: To create three (3) lots

Existing Land Use: The existing lot is undeveloped

Surrounding Land Uses: Commercial, Education, Agricultural and Residential

### **SPECIAL INFORMATION**

1. The Planning Board is in receipt of an application from John Sheffels and NeighborWorks Great Falls to recommend approval of the subsequent minor subdivision plat to the County Commissioners. This proposed subdivision, an amended plat of Lot 4 of the Medical Tech Park Minor Subdivision is located in the SW 1/4 SE 1/4, Section 18, Township 20 N., Range 4 E., P.M.M. Cascade County, Montana
2. Attached is a copy of the minor plat, which will subdivide 29.474 acres into three (3) lots. The lots will be sized from 2.047 acres to 18.550 acres.
3. Pursuant to 76-3-605, MCA a public hearing is required for this subsequent minor subdivision.

4. There are no delinquent taxes on this property.
5. An Environmental Assessment is required pursuant to 76-3-603(2), MCA (2015).
6. The project lies outside of the Height Military Overlay District.
7. The property is not located in a regulated floodplain.
8. Legal notice of this proposed subdivision was sent to surrounding property owners on August 1, 2017 and appeared in the Great Falls Tribune on July 30, 2017 & August 6, 2017.
9. The City of Great Falls received a copy of the proposed three (3) lot subdivision.
10. Interested Agencies were provided with notification letters and a request for comments on July 31, 2017. Public Schools responded they would not be significantly impacted but may have to redistribute kids within the school district due to the proposed development on the parcel. The Weed Division stated as of August 1<sup>st</sup>, that no weed management plan has taken place yet on the proposed subdivision. There was an area of concern on the northern half of Lot 4C around where 21<sup>st</sup> Ave South would be constructed, as it has spotted knapweed that requires attention. An email was received on August 8<sup>th</sup> from the Weed Division that the weeds are being taken care of.
11. Access to the proposed subdivision will be granted off of 24<sup>th</sup> Ave South. The applicant is proposing to complete internal road connectivity with easements for 20<sup>th</sup> Street South and 21<sup>st</sup> Ave South. 23<sup>rd</sup> Street South will be dedicated as part of annexation. A private access easement will be provided to access Lot 4B and can be used to access lot 4A. The plat will contain a statement that the roads must be constructed before any development or permits are issued for any of the lots remaining in the county.
12. The requested action by the county is a subdivision, there should not be any more trips generated as part of this subdivision, as two lots are not proposing development, so no additional traffic will be generated. After one of the three parcels is annexed, the use on that parcel will be for multifamily dwellings.
13. Parkland dedication is a requirement of this proposed subdivision. The owner is proposing to pay cash-in-lieu for parkland based on development not occurring immediately and restrictions that will be placed on the parcels remaining in the county. The cash-in-lieu fees are being determined and will be paid prior to final plat approval.
14. The proposed subdivision will receive law enforcement services from the Cascade County Sheriff's Department and fire protection services from the Sand Coulee Fire Department. Response time will be dictated by weather and road conditions. The parcel to be annexed will receive City of Great Falls Emergency Services.
15. The project is located in the Wild Land Urban Interface as the property is adjacent to development in the city and county as well as adjacent to large undeveloped parcels with native grasses. The proposed subdivision is not planning to install the required fire

cisterns, but will contain a statement on the plat that no development will take place on any of the parcels in the county until they are annexed or an appropriately sized fire cistern is installed of adequate size and approved by the local Fire Protection Authority having Jurisdiction.

## **CONCLUSION**

This proposed subdivision meets the requirements of the Cascade County Subdivision Regulations, as well as Montana's Subdivision and Surveying Laws and Regulations.

## **RECOMMENDATIONS**

The following motions are provided for the Board's consideration:

"I move that after consideration of the Staff Report and Findings of Fact for a subsequent minor subdivision of an Amended Plat of lot 4 of the Medical Tech Park Minor Subdivision, that the recommendation to the Cascade County Commission, be **denied**;

or

"I move to recommend to the Cascade County Commission after consideration of the Staff Report and Findings of Fact, adopt said Staff Report and Findings of Fact and **approve**, a subsequent minor subdivision, an Amended Plat of lot 4 of the Medical Tech Park Minor Subdivision, subject to the following conditions:

1. Having the developer's surveyor correct any errors or omissions on the preliminary plat;
2. Causing to be prepared certificates of title of the land in the subdivision to be recorded in conjunction with the final plat;
3. Submitting with the plat a certificate of a title abstracter showing the names of the owners of record of the land and the names of lien holders or claimants of record against the land (M.C.A. 76-3-612, 2015).
4. Causing to be recorded on the plat a statement concerning limited public services.
5. Pursuant to 7-22-2152 M.C.A. (2015), submitting a written plan to the Cascade County Weed Board specifying the methods for weed management procedures with regards to this development, as well as taking action to remove/eliminate noxious weeds present on the property before the final plat is filed.
6. Causing to be recorded on the plat an Agriculture Notification statement.
7. Causing to be recorded on the plat a statement that no building or development occurs on a lot in the county until annexation of that lot occurs or installation of the fire cistern of adequate size for all parcels remaining in the county size and approved by the local Fire Protection Authority Having Jurisdiction.
8. Causing to be recorded on the plat a statement that no building or development occurs on a lot until annexation occurs or the internal roads described as public street and utility easements on the final plat, have been constructed and provide physical access to the

lot and connectivity to existing streets and roads.

9. A certificate of waiver of park land dedication and acceptance of cash in lieu thereof statement placed on the plat
10. Causing to be recorded in conjunction with the final plat, an agreement requiring property owners of each subdivision tract to take part in any Rural Special Improvement District (RSID) for the reconstruction, improvement or perpetual maintenance of any county road in the vicinity used to access the subsequent minor subdivision, an Amended plat of lot 4 of the Medical Tech Park minor Subdivision, or any other road that can be used to access these lots as determined by Cascade County, provided that all other property owners served by said road share equitably in such an RSID. This waiver shall expire 20 years after the date the final plat is filed with Cascade County. This statement of waiver shall be placed on the final plat.
11. An approved approach permit or evidence of an approved approach for the private easement off of 24<sup>th</sup> Ave South to lot 4B and which also provides access to lot 4A.

Attachments: Findings of Fact  
Vicinity Map, Zoning Map, Reduced Copy of Preliminary Plat

cc: NeighborWorks Great Falls  
TD&H Engineering